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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) ☒ William H. Harper, Jr.

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred & 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edna Alice Johnson, a Widowed woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

William H. Harper, Jr. and Jean C. Harper

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

An easement for ingress and egress and utilities across the South 30 feet of the E 1/2 of the NW 1/4 of NW 1/4 of Section 1, Township 21 South, Range 1 East, lying West of Blue Springs Road, Shelby County, Alabama.

ALSO any part of an existing 30' road running westerly from Blue Springs Road, lying in the S 1/2 of the NW 1/4 of said Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

The above described property is not the homestead of the grantor.

10/13/1997-33192
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 9.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25

day of August, 19 97

WITNESS:

(Seal)

Edna Alice Johnson
Edna Alice Johnson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

MY COMMISSION EXPIRES APRIL 25, 1998

I, the undersigned authority, a Notary Public in and for said County, in said State.

hereby certify that Edna Alice Johnson

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date:

Given under my hand and official seal this August day of August, A.D. 19 97

Barbara Henry

Notary Public